



## Innerburnwhin Woods

Longframlington, Morpeth, NE65 8DA

Offers over: £75,000

An excellent opportunity to acquire an attractive block of amenity woodland extending to circa 5 acres. The woodland is located close to the A697 north of the village of Longframlington.

- Mixed amenity woodland
- Circa 1.98 hectares (4.90 acres)
- The property benefits from a full right of access over neighbouring field.
- Situated within rural Northumberland, close to Longframlington village.
- Private and tranquil setting
- For sale by private treaty

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## DESCRIPTION

The property extends to circa 1.98 hectares (4.90 acres) of amenity woodland, comprising a mixture of conifers and broad leaves all of varying ages, including some fruit trees. In recent years the woodland has recently been left to regenerate naturally and would suit a variety of leisure and amenity uses. The woodland eventually meets the Inner Burn stream to the north, adding to the tranquil feel of the woodland.

In 2021 Storm Arwen did cause some damage and the trees which came down during the storm would need to be cleared by the purchaser.

## LOCATION

The land is located close to the A697 public highway which runs from Morpeth to the Scottish Borders. The property is approximately 1 mile north of the popular village of Longframlington, with several amenities including pubs, a corner shop and the highly regarded Running Fox tearoom. The market town of Morpeth is approximately 11.5 miles south and the historic town of Alnwick is approximately 7.5 miles northeast. The city of Newcastle upon Tyne is approximately 25 miles south.

## SERVICES

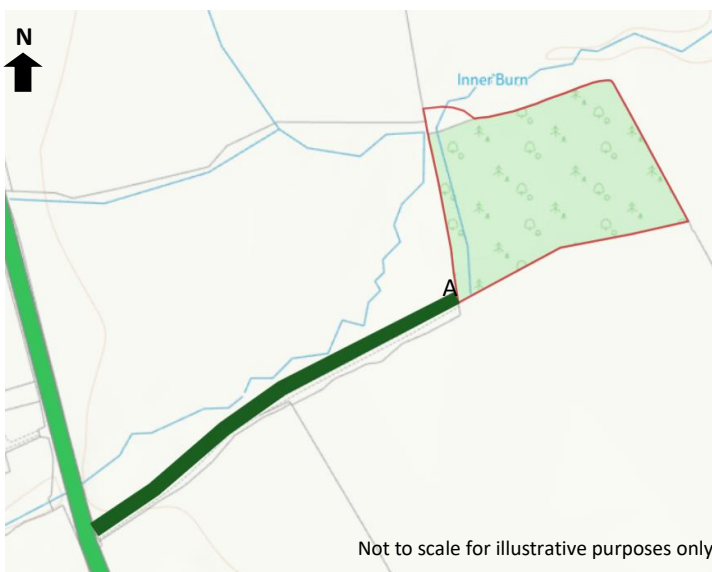
The land does not have a water supply, any mains connection would be at the purchaser's own expense.

## ACCESS

A full right of access to the subject property is taken over the neighbouring property. This is shown in green on the sale plan below.

## PUBLIC RIGHTS OF WAY

No public rights of way are present on the property, although a footpath does run directly to the south.



## DESIGNATIONS

We are not aware of any designations over the property.

## EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, water course, light and other easements, quasi or reputed easements, and rights of adjoining owners (if any) affecting the same and all matters registrable by any competent authority pursuant to statute.

## MINERAL & SPORTING RIGHTS

All mineral and sporting rights are included in the sale in so far as they are owned.

## MONEY LAUNDERING REGULATIONS

The Purchaser will be required to provide proof of ID to comply with Money Laundering Regulations in the form of a copy of the Purchaser's passport, together with a copy of a recent utility bill as proof of residence.

## VIEWINGS

Strictly by appointment with the selling agent, youngsrps on Tel: 01434 608 980/ [helen.proud@youngsrps.com](mailto:helen.proud@youngsrps.com)



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of Youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property. Photographs taken October 2023/ Particulars prepared November 2023



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